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9 *Attorneys for Plaintiff, U.S. Bank National Association, as Trustee for the C-BASS Mortgage*  
10 *Loan Asset-Backed Certificates, Series 2006-CB6*

11  
12 **UNITED STATES DISTRICT COURT**  
13 **DISTRICT OF NEVADA**

14 U.S. BANK NATIONAL ASSOCIATION, AS  
15 TRUSTEE FOR THE C-BASS MORTGAGE  
16 LOAN ASSET-BACKED CERTIFICATES,  
17 SERIES 2006-CB6,

18 Plaintiff,

19 vs.

20 CHRISTINE M. DEBUFF; THE  
21 GREENBRIAR TOWNHOUSE OWNER'S  
22 ASSOCIATION, INC.; HOMEOWNER  
23 ASSOCIATION SERVICES, INC.,

24 Defendants.

Case No.: 2:17-cv-02220-JCM-CWH

**STIPULATION AND ORDER OF FINAL  
JUDGMENT CONFIRMING  
EXISTENCE AND VALIDITY OF DEED  
OF TRUST**

25 U.S. Bank National Association, as Trustee for the C-BASS Mortgage Loan Asset-  
26 Backed Certificates, Series 2006-CB6 ("U.S. Bank"); Christine M. Debuff ("DeBuff"); and The  
27 Greenbriar Townhouse Owner's Association, Inc. (the "HOA"), through their counsel of record,  
28 stipulate as follows:

1. This matter relates to real property located at 267 Pecos Way, Las Vegas, Nevada  
89121 (the "Property"). The Property is more specifically described as:

LOT 95 IN BLOCK 14 OF GREENBRIAR TOWNHOUSES UNIT NO. 6 AS  
SHOWN BY MAP THEREOF ON FILE IN BOOK 12 OF PLATS, PAGE 84 IN  
THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY,  
NEVADA.

1        2.        The Deed of Trust that encumbers the Property was recorded on April 3, 2006, as  
2 Document Number 20060403-0001734, in the Official Records of Clark County, Nevada (the  
3 “Deed of Trust”).

4        3.        U.S. Bank is the current beneficiary of the Deed of Trust.

5        4.        On March 10, 2015, DeBuff recorded a Foreclosure Deed Upon Sale as Instrument  
6 Number 20150310-0003492 (the “Foreclosure Deed”), which reflected that DeBuff acquired the  
7 Property for the sum of \$13,900 (the “HOA Sale”).

8        5.        DeBuff has not transferred her interest in the Property and is still the title holder of  
9 record.

10       6.        On August 21, 2017, U.S. Bank initiated a quiet title action against DeBuff and the  
11 HOA in the United States District Court, District of Nevada, Case No. 2:17-cv-02220 (the “Quiet  
12 Title Action”).

13       7.        Plaintiffs, DeBuff and the HOA have entered a settlement agreement in which they  
14 have settled all claims between them in this case. This Stipulation and Order applies to the  
15 matters addressed in this particular case only and has no relevance to any other matter.

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1           8.       The Deed of Trust survived and was not extinguished in any capacity by the HOA  
2 Sale. The Deed of Trust remains a valid encumbrance against the Property following the  
3 recording of the Foreclosure Deed, and DeBuff's interest in the Property is subject to the Deed of  
4 Trust.

5 Dated: this 17<sup>th</sup> day of June, 2019.

Dated: this 17<sup>th</sup> day of June, 2019.

6 WRIGHT, FINLAY & ZAK, LLP

LEACH KERN GRUCHOW ANDERSON  
SONG

7  
8 /s/ Krista J. Nielson, Esq.

/s/ Ryan D. Hastings, Esq.

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*Townhouse Owners' Association*

12 *Attorneys for Plaintiffs, U.S. Bank National*

13 *Association, as Trustee for the C-BASS*

14 *Mortgage Loan Asset-Backed Certificates,*

*Series 2006-CB6 Association*

15 Dated: this 17<sup>th</sup> day of June, 2019.

16  
17 /s/ Wolfe Thompson, Esq.

Wolfe Thompson, Esq.

18 Nevada Bar No. 6463

6785 S. Eastern Avenue, Suite 4

19 Las Vegas, NV 89119

20 *Attorneys for Christine M. DeBuff*

21 **IT IS SO ORDERED:**

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23 \_\_\_\_\_

UNITED STATES DISTRICT JUDGE

24 DATED: June 20, 2019

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